

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

105/1193 Nepean Highway, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$570,000

### Median sale price

Median price \$732,500 Property Type Unit Suburb Highett

Period - From 14/03/2022 to 13/03/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/1193 Nepean Hwy HIGHETT 3190	\$610,000	15/09/2022
2	G09/1193 Nepean Hwy HIGHETT 3190	\$610,000	15/09/2022
3	104/1056 Nepean Hwy HIGHETT 3190	\$590,000	04/12/2022

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/03/2023 17:01



2   
 2   
 1

**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$540,000 - \$570,000

**Median Unit Price**

14/03/2022 - 13/03/2023: \$732,500

## Comparable Properties

9/1193 Nepean Hwy HIGHETT 3190 (VG)

Agent Comments

2   
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**Price:** \$610,000

**Method:** Sale

**Date:** 15/09/2022

**Property Type:** Flat/Unit/Apartment (Res)



G09/1193 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2   
 2   
 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 15/09/2022

**Property Type:** Apartment

104/1056 Nepean Hwy HIGHETT 3190 (VG)

Agent Comments

2   
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**Price:** \$590,000

**Method:** Sale

**Date:** 04/12/2022

**Property Type:** Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951